

URBAN BLU PUD
Commercial / Office / Residential (Mixed Use) Sites Panama City Beach, Florida

The Urban Blu PUD is a 40 +/- acre site located approximately 1.25 miles West of the Hathaway Bridge between Panama City Beach Parkway (Back Beach Road – Hwy 98) and Front Beach Road (30A). These roadways are the main thoroughfare to access the Panama City Beaches and the nearby Emerald Coast – including Laguna Beach and nearby Rosemary Beach. Lot 8 is available and located near a number of significant landmarks. Sites are roughly one-third of a mile to the St. Joe – Publix Sports Complex, 1.2 miles West of the U.S. Naval Base, and one mile to local shopping. Adjacent to the available sites is the newly built 312 unit Watermark Apartments and new Sun Stop Store which will offer great prices on fuel and convenience items.

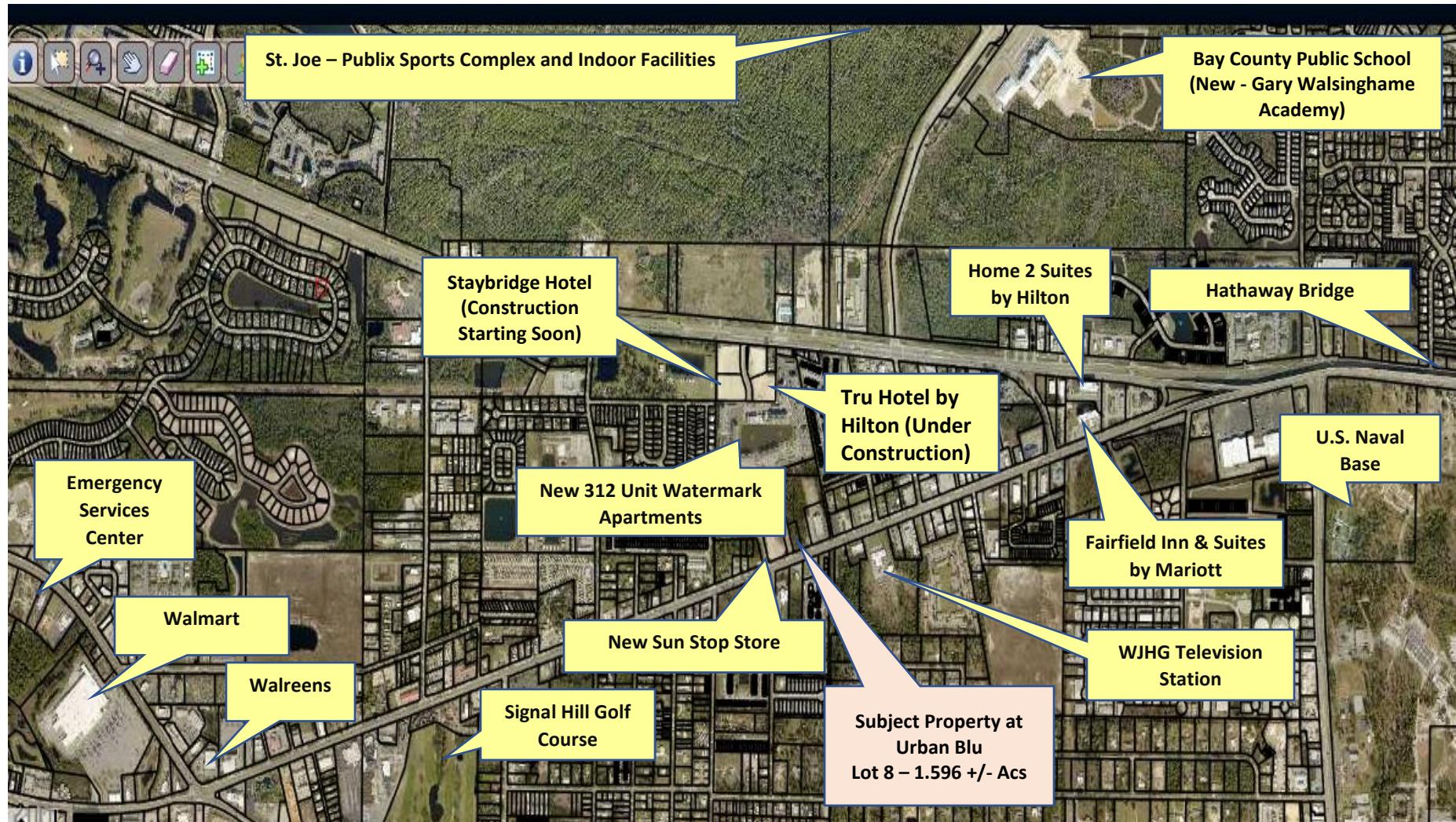
Zoning:	Approved PUD C-3: Mixed Use Commercial	Additional Highlights
Utilities:	Central Water, Sewer, Electricity to the property	➤ Front Beach Road FDOT 31k vehicles per day. ➤ Utilities accessible to all lots from the City of Panama City Beach and Gulf Power.
Environmental:	No Issues	➤ No threatened or endangered species ➤ Fully mitigated wetlands with all unsuitable soils demucked and replaced with imported good soils that have been compacted.
Status:	Improved	➤ All lots improved and “Build Ready”

Front Beach Road at Urban Blu Drive South (Build Ready Mixed Use Lots):

Lot 8 – 1.596 Acres (High visibility commercial / retail parcel.) \$1,395,000

Contact:	Bill Chandler Chandler Hospitality Sales, LLC Lic. Florida Real Estate Broker Ph. 850-766-2642	Lee Nunn Lic. Florida Real Estate Broker Ph. 850-556-1856
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Aerial Of Immediate Front Beach Road Market Area:



Available - Lot 8 Front Beach Road, Panama City Beach, Florida.

